

2916 W 164TH SREET
TORRANCE, CA 90501

EXCLUSIVELY
LISTED
FOR SALE

STARBUCKS
DRIVE THRU

PRIME TORRANCE
OFFICE PROPERTY

cag | COMMERCIAL
ASSET GROUP

BUILDING SIZE

±10,875 SF

SALE PRICE

\$2,395,000

PRICE PER SF

\$220.22 (EXCLUDING BASEMENT)

PARKING

32 FREE ON-SITE SPACES IN GARAGE

*DELIVERED VACANT AT CLOSE OF ESCROW

- PERFECT OWNER/USER STAND-ALONE BUILDING OR CAN BE DIVIDED TO 7 MULTIPLE UNITS - PERMIT READY
- CREATIVE R&D OFFICE WITH HIGH CEILINGS, FULL NATURAL LIGHTING VIA EXTENSIVE SKYLIGHTS, AND 1600 AMPS OF 3 PHASE POWER
- FULLY OPEN FLOOR PLAN CURRENTLY VACANT AND ADDITIONAL BONUS +/-1,500 SQ. FT. HIGH CEILING USABLE BASEMENT
- 32+ ON-SITE PARKING SPACES ON STREET LEVEL ENCLOSED GARAGE WITH DIRECT LOBBY AND OFFICE ACCESS PLUS ADDITIONAL REAR PARKING
- NEXT DOOR TO BRAND NEW DRIVE THRU STARBUCKS AND TACO BELL. DOZENS OF RESTAURANTS, COFFEE SHOPS, AND BARS WITHIN BLOCKS OF THE PROPERTY
- ACROSS THE STREET FROM EL CAMINO COLLEGE & MULTIPLE BUS STOPS
- NEAR THE SE CORNER OF REDONDO BEACH BLVD. AND CRENSHAW, CLOSE TO THE 405, 105 & 110 FREEWAYS

AERIAL



AERIAL

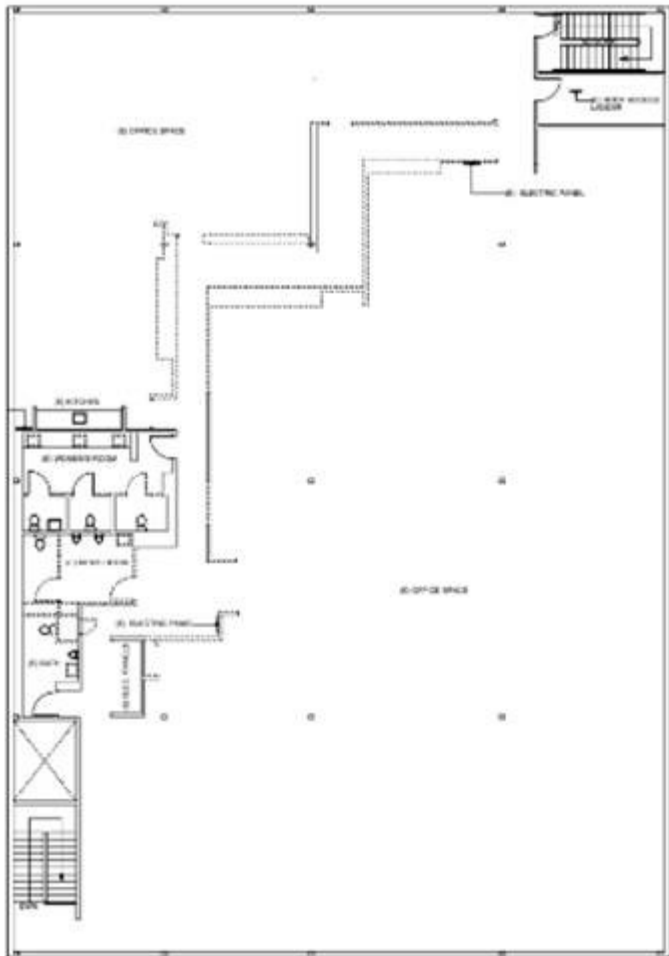


LOCAL RESTAURANTS AND RETAILERS

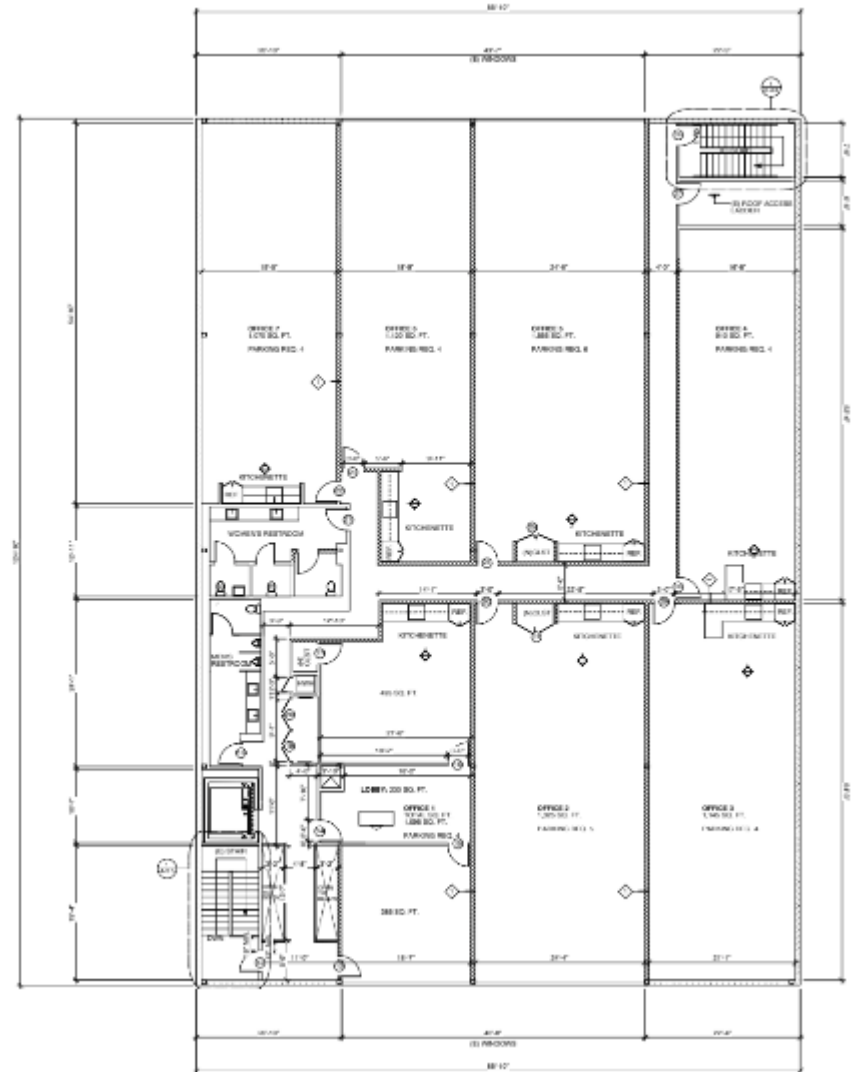


POTENTIAL CONVERSION PLANS (MULTI-UNIT)

CURRENT OPEN FLOOR PLAN



PROPOSED 7 UNIT PLANS





PROPERTY
PHOTOS



DAVID ASCHKENASY

SENIOR MANAGING DIRECTOR

P 310.272.7381

E DAVIDA@CAG-RE.COM

LIC. 01714442

JEFF GALVAN

SENIOR MANAGING DIRECTOR

P 310.272.7395

E JEFF@CAG-RE.COM

LIC. 01291531

COMMERCIAL ASSET GROUP

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 818.385.1470

WWW.CAG-RE.COM LIC. 01876070